

173.0

0006

0008.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
831,300 / 831,300
831,300 / 831,300
831,300 / 831,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		WOLLASTON AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DUNCAN SAMUEL H	
Owner 2: DUNCAN NANCY JANE	
Owner 3:	

Street 1: 37 WOLLASTON AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: DUNCAN SAMUEL H -	
Owner 2: -	

Street 1: 37 WOLLASTON AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .132 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Aluminum Exterior and 2965 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family	5740	Sq. Ft.	Site	0	70.	1.03	8							414,541		414,500

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5740.000	416,100	700	414,500	831,300		115592
							GIS Ref
							GIS Ref
							Insp Date
							08/25/18



USER DEFINED

Prior Id # 1:	115592
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	17:09:54
LAST REV Date	Time
10/02/18	14:39:09
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID							
173.0-0006-0008.B							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	416,100	700	5,740.	414,500	831,300
							Year end
							12/23/2021
							Year End Roll
							12/10/2020
							Year End Roll
							12/18/2019
							Year End Roll
							1/3/2019
							Year End Roll
							12/20/2017
							Year End Roll
							1/3/2017
							Year End
							1/4/2016
							Year End Roll
							12/11/2014

SALES INFORMATION

TAX DISTRICT								PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes		
DUNCAN SAMUEL H	35018-436		3/5/2002	Family			1	No	No			
	15080-385		6/1/1983			109,500	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/15/2017	158	Redo Bat	21,050	O					8/25/2018	MEAS&NOTICE	HS	Hanne S
1/24/2014	58	Manual	18,000	O					3/6/2014	Info Fm Prmt	EMK	Ellen K
9/25/2012	1215	Re-Roof	6,000						12/5/2008	Meas/Inspect	336	PATRIOT
9/16/2009	852	Porch	15,284						8/15/2005	Permit Visit	BR	B Rossignol
2/27/2003	143	Redo Bas	18,000	C					1/4/2000	Meas/Inspect	263	PATRIOT
									7/15/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

